

A Legal Notice to be Published in the Union Tribune: January 13, 2005

SAN DIEGO COUNTY  
DEPARTMENT OF PLANNING AND LAND USE  
5201 RUFFIN ROAD  
SAN DIEGO, CALIFORNIA 92123

## **NOTICE OF PREPARATION OF AN ENVIRONMENTAL IMPACT REPORT**

NOTICE IS HEREBY GIVEN that the County of San Diego, Department of Planning and Land Use will be the Lead Agency and will prepare an Environmental Impact Report in accordance with the California Environmental Quality Act for the following projects. The Department is seeking public and agency input on the scope and content of the environmental information to be contained in the Environmental Impact Report. A Notice of Preparation document, which contains a description of the probable environmental effects of the project, can be reviewed on the World Wide Web at [http://www.sdcdplu.org/dplu/ceqa\\_public\\_review.html](http://www.sdcdplu.org/dplu/ceqa_public_review.html), at the Department of Planning and Land Use (DPLU), Project Processing Counter, 5201 Ruffin Road, Suite B, San Diego, California 92123 and at the public libraries listed below. Comments on the Notice of Preparation document must be sent to the DPLU address listed above and should reference the project number and name.

**GPA 03-05, R03-015, TM 5341RPL, P04-048, LOG NO. 04-19-007; PEACEFUL VALLEY RANCH.** The project is an estate residential development consisting of 181.3 acres that will be subdivided into 51 total lots consisting of the following: 48 single-family residential estate lots (2 to 6 acre-lots); a 3.7-acre lot for a future fire station and office complex for joint use by the Rural Fire Protection District and the U.S. Fish and Wildlife Service (Lot 49); a 6.7-acre public equestrian facility (Lot 48); a 30.8-acre private equestrian facilities including private horse stables and training facilities/polo fields (Lot 51); and 6 street lots. Access will be taken from Campo Road (SR 94) via Peaceful Valley Road (private road). A secondary emergency access (gated road) is proposed in the southeastern portion of the project that will connect to Campo Road (SR 94). Grading will be balanced and involves the cut and fill of 200,000 cubic yards. Maximum cut and fill slope ratios will be 2:1 with a maximum heights of 30 and 20 feet respectively. The General Plan Amendment and Rezone propose to change the existing land use designation and zoning of the easterly 152.4 acres. The General Plan Amendment proposes to reclassify the land use designation from (18) Multiple Rural Use to (17) Estate Residential and the Rezone proposes a change in zoning from A72 (8) to A72 (2) General Agriculture for the portion of the project located on Assessors Parcel Numbers 597-050-13, 597-070-02, and 597-070-07. The General Plan Amendment also proposes the removal of a segment of a County of San Diego Circulation Element Road, SC 760, which is currently aligned through the project site. The SC 760 is a planned two-lane Light Collector Road with a current alignment running north-south from Otay Lakes Road to Lyons Valley Road. The segment of SC 760 proposed for removal is the area between SR 94 north to Olive Vista Drive. The

proposed project is located in the Jamul-Dulzura Planning Group Area within the unincorporated area of the County of San Diego. The project is located at the southeast corner of Campo Road and Melody Lane in the community of Jamul, in the unincorporated area of the County of San Diego. Comments on this Notice of Preparation document must be received no later than February 14, 2005 at 4:00 p.m. (a 30 day public review period). This Notice of Preparation can also be reviewed at the Rancho San Diego Branch Library, located at 11555 Via Rancho San Diego, El Cajon, CA 92019. A Public Scoping Meeting will be held to solicit comments on the EIR. This meeting will be held on February 1, 2005 at the Oak Grove Middle School Library located at 14344 Olive Vista Drive, Jamul, CA 91935, beginning at 6:30 p.m. For additional information, please contact Donna Beddow at (858) 694-3656 or by e-mail at [donna.beddow@sdcounty.ca.gov](mailto:donna.beddow@sdcounty.ca.gov).